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**S-3152**  
**PARAMOUNT-LAKESHORE**  
**2nd Primary Approval Extension Request**

**STAFF REPORT**  
**June 14, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

The developer, RBT Development, LLC (represented by Vester & Associates), is requesting a second 2-year primary approval extension. The first was granted March 21, 2007 (now expired). At their June 6<sup>th</sup> meeting, the APC Executive Committee authorized this belated request. The preliminary plat covers a 6-lot (5 blocks and 1 outlot) commercial subdivision on 31 acres, located on the north side of US 52, approximately 1/4 mile west of Morehouse Rd., Wabash 2 (NE) 23-5.

**STAFF COMMENTS**

Construction plans for the entire plat were approved in January 2003. The roads and other infrastructure have been installed. In June 2003, a final plat was recorded to cover just the right-of-way. These roads provide primary access for three existing subdivisions to the north (Lakeshore, Baywater Townhomes apartments, and Campus Suites apartments) and two lots in this plat recorded in September 2007.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

**STAFF RECOMMENDATION:**

Approval, contingent on any applicable conditions from the original primary approval (S-3152), as follows:

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. The detailed plans and driveway permit for the US 52 entrances shall be approved by the Indiana Department of Transportation.
2. American Suburban Utilities, Inc shall approve the sanitary sewer plans.
3. Indiana-American Water Company, Inc shall approve the water plans.
4. The Wabash Township Fire Department shall approve the fire hydrants. Plans for the actual placement of the hydrants shall be approved by the Indiana-American Water Company in cooperation with the Fire Department.
5. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District and meeting the requirements of the County Drainage Board as required by Tippecanoe County Ordinance #93-18-CM.

6. The County Drainage Board shall approve the drainage plans.
7. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
8. Required bufferyard(s) shall be shown in a detailed planting plan. Bufferyards shall be installed as part of required public improvements.
9. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.
10. The Department of Natural Resources (DNR) shall issue a license for any construction in the Cuppy-McClure Ditch floodway.

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

11. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the US 52 right-of-way line, wrapping around the entrance street right-of-ways to the 60-ft. setback line.
12. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
13. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
14. All required building setbacks shall be platted.
15. The Regulatory Flood Elevation and Boundary for the Cuppy-McClure Ditch Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
16. The street addresses and County Auditor's Key Number shall be shown.
17. The Post Office, 911, and APC Staff shall approve street names.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

18. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
19. The purpose, ownership and maintenance of any outlots shall be specified.